



# THE DREAM HOME

STORY - AND - A - HALF

Pre-Fabricated Homes

*Hog Island*  
LUMBER CO.

2900 to 2908 SOUTH 84th ST. • PHILADELPHIA 42, PA.  
Phone:—SA. 9-5400



**HOG ISLAND LUMBER CO.**

*Takes Justifiable Pride in Presenting*

# THE DREAM HOME

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**Pre-Fabricated Homes**

## **THE RESULT OF EXTENSIVE PLANNING AND STUDY**

The new "DREAM HOME" of *Story-and-a-Half* Pre-Fabricated homes has been produced only after an exhaustive study and many months of planning, preparation and experimentation by HOG ISLAND LUMBER CO. construction engineers. We proudly offer this new group of houses to America's home-loving families as the ultimate in pre-fabricated home planning and construction.

## **EVERY FEATURE CAREFULLY PLANNED AND TESTED**

Based on the broad experience gained through building thousands of homes of this general type and wide research into the desires and needs of today's home-seekers, the DREAM HOME presents homes which embody everything that has been proven best in home building.

## **STORY-AND-A-HALF HOMES**

The spacious upper floor of these homes provides plenty of space for two additional large rooms and bath, in addition to the first floor rooms which are shown on the floor plans illustrated on the back page of this folder. There is 7½ ft. head room on the upper floor. These spacious rooms can be finished up easily and economically to provide additional bedrooms, playroom, den, sewing room, storage rooms. Ideal for the growing family which can in this way add extra rooms as needed.

## **QUALITY THE PRIMARY REQUISITE**

A home is a long-time investment. Your happiness, comfort and security for many years to come will be

dependent to a considerable extent upon your selection of a home of proper type, built sturdily to hold upkeep down to a minimum, and planned to embody the features which will provide comfort and pleasant living for every member of your family. There can be no compromise with quality. For this reason HOG ISLAND LUMBER CO. has left no stone unturned in making its homes the finest that modern construction methods can produce.

## **BUILT BY PRECISION METHOD**

The modern, precision manufacturing method used in the production of HOG ISLAND LUMBER CO. homes assures:

- (1) Precise alignment, accurate joints, panels which **MUST** fit perfectly.
- (2) Elimination of the human element unavoidable in the conventional type of construction which can not help but result in considerable wastage of materials due to varying sizes of lumber and materials, and faulty workmanship. This wastage is reflected in the higher cost of homes built in the ordinary way.
- (3) Workmen in our modern factories work under ideal construction conditions, facilitating the most accurate workmanship. Each panel of the house is built on a jig (form) designed at best height conducive to maximum efficiency from the workman.

Lost motion and inconvenient, hazardous handling of materials on dangerous scaffolds are eliminated and careful, adequate nailing and fitting are done under conditions most advantageous for the attainment of highest quality construction.



- (4) No worries about inclement weather conditions with attendant loss of time and damage to building materials which are exposed to the elements for a long period.

The combination of all these factors results in the production of homes built of the finest materials available — constructed far more substantially and accurately than ordinary homes — at prices which are much lower than homes built under customary contracting methods.

## PICTURESQUE ARCHITECTURE

The homes manufactured by the HOG ISLAND LUMBER COMPANY are designed along lovely Cape Cod architectural lines.

This type home best maintains its resale value, for its attractive, artistic design is always popular. These homes will always be in demand.

## INTERIOR PLANS TO FILL EVERY NEED

Everyone dreams of a home designed just as he wants it. The HOG ISLAND LUMBER CO. plan is ideal for such people. You can make the rooms larger or smaller as you wish. You can include a center hall, utility room, playroom, den, porch or any other feature you desire. A few standard plans are illustrated in this folder. They are ideal for most families. However, if you have other desires, the houses can readily be made larger by the addition of more sections, and the interior partitions can be placed in other positions to fit your requirements.

## AMERICA'S MOST EASILY AND QUICKLY ERECTED HOMES

Your home will come to you in complete, pre-fabricated, basic 4-foot sections together with a simple erection plan.

Each section is plainly marked in accordance with the simple erection plan.

Don't worry about hiring any skilled labor. YOU can easily erect this home yourself if you wish.

All you need do is nail the sections together.

We supply ALL necessary hardware.

## INTERIOR FINISH AND TRIM

Fireproof wallboard is supplied with every home purchased.

Complete interior trim for windows, doors and moldings is supplied.

## ROOF

Roof rafters and ceiling joists are accurately cut to size and pattern. Roof sheathing is supplied ready to apply. This is the method which has been proven by long experience to be the easiest and most practical way of furnishing roofing.

Asphalt shingles in blue, black, red or green are furnished with every home.

## SPECIFICATIONS OF STORY-AND-A-HALF HOMES

### The Following Items Are Included:

Foundation and erection plans furnished.

Floor Joists—2" x 10" on 16" centers. 2nd floor 2" x 8" on 16" centers.

Floor—1" x 4" matched flooring.

Roof Rafters—2" x 6", 18' in length.

Roof Sheathing—1" x 6".

Exterior Siding—Asphalt Coated Sheathing is applied to the sections at the factory. Novelty wood siding or clapboard is supplied at random lengths to be applied over this by the erector . . . providing a double-thick exterior.

Exterior Trim.

Bearing Partitions—2" x 4" on 16" centers (2" x 3" interior partitions) including shoe and top plate.

Exterior Doors—Heavy.

Interior Doors.

Windows—Hardware. (Unique-sash balances.)

Asphalt Roof Shingles—Blue, Black, Red or Green.

Doors and Windows—Standard Size.

Double Wall Studs—Every 4 ft. providing a construction feature far stronger than in conventional type homes.

## DIMENSIONS

Ceiling height downstairs 8'.

Ceiling height upstairs 7' 6".

Overall height to peak, from top of foundation, 19' 4".

Wall Panels—4' x 8'.

Roof—Random length sheathing.

Two Double Plates Overall.

## ACT AT ONCE—

We are guaranteeing IMMEDIATE DELIVERY to those who order NOW. Simply select the home plan which fits your needs, place your order, and leave the rest to us.

### HOW TO ORDER

Fill in an order blank and mail to us with your check. Due to increased production and to make our customers' initial deposit as low as possible, we are pleased to announce that we will accept your order and make delivery of any of our homes with only a 10% DEPOSIT — balance to be collected C. O. D. when your house arrives. ACT NOW!





# Six Suggested Floor Plans Pre-fabricated

Illustrated in this booklet are a variety of floor plan suggestions suitable for modification to suit your needs by the addition of more sections, and the interior partitions.

## SPECIFICATIONS OF HOG ISLAND LUMBER CO. HOMES

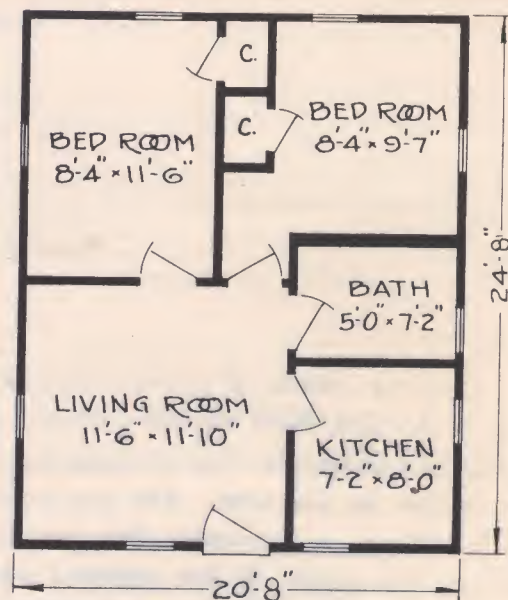
### The Following Items Are Included

Foundation and erection plans furnished.  
Floor Joists—2"x8" on 16" centers.  
Floor—Matched Flooring, Tongue & Groove  
Ceiling Joists—2"x6" on 16" centers.  
Roof Rafters—2"x6".  
Roof Sheathing—Tongue & Groove Y. P.  
Exterior Framing—2"x4" on 16" centers.  
Exterior Siding—1"x6" Novelty or Bevel Siding.  
Exterior Trim—included.  
Bearing Partitions—2"x4" on 16" centers including shoe and top plate. (2"x3" interior partitions).  
Exterior Doors—Fir or White Pine.  
Interior Doors—Fir or White Pine.  
Windows—(Unique sash balancers).

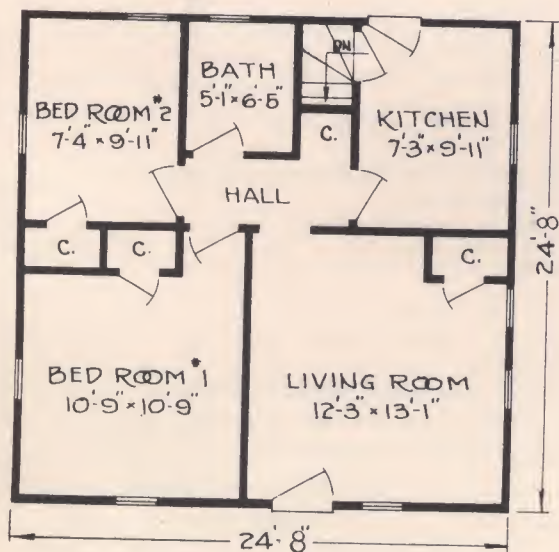
Asphalt Roof Shingles—Your choice of red, green, black or blue.  
Doors and Windows—Standard size.  
Double 2"x4" Plate.  
Double 2"x4" Headers and Sides on Windows and Doors.  
Double Wall Studs every 4 ft. providing a construction feature far stronger than in conventional type homes.

### DIMENSIONS

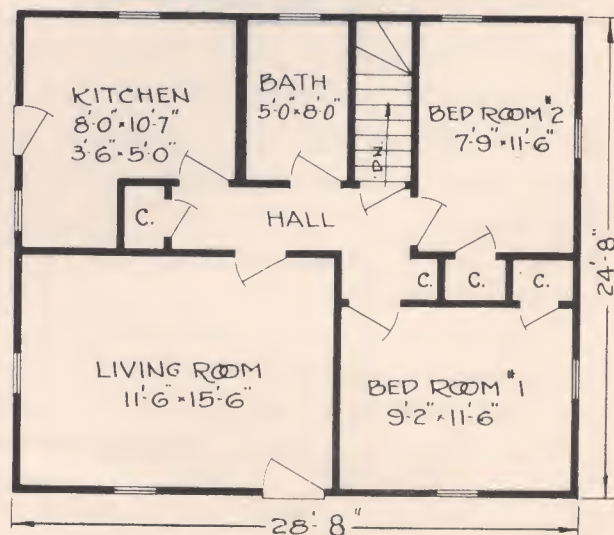
Ceiling Height — 8'.  
Attic Height — 7' 6".  
Overall Height to Peak — 16' 8".  
Wall Panels — 4' x 8'.  
Knocked down roof pre-cut rafters.  
Random length roof sheathing.



PLAN No. 2  
2 Bedroom Home . . .



PLAN No. 3  
2 Bedroom Home . . .

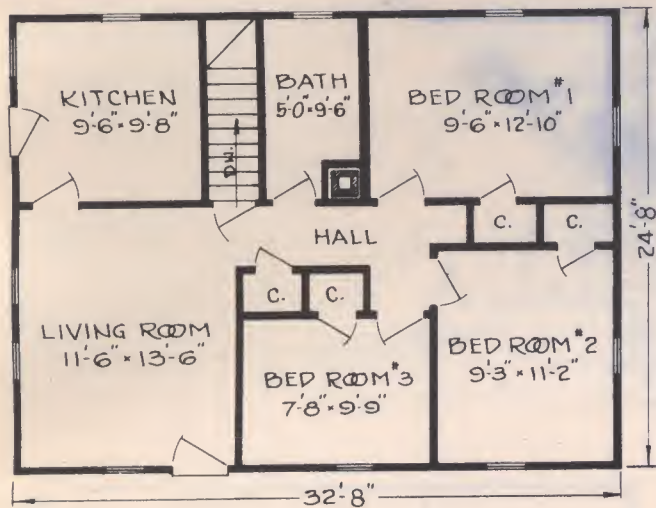


PLAN No. 5  
2 Bedroom Home . . .

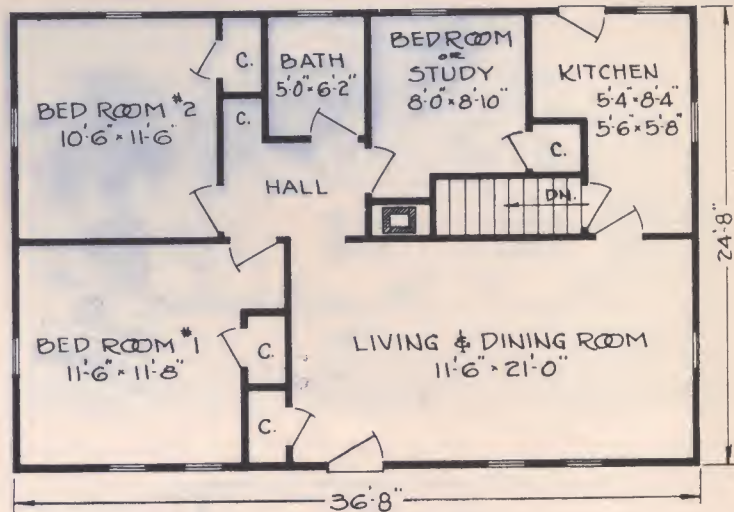


# Plans for Typical Homes

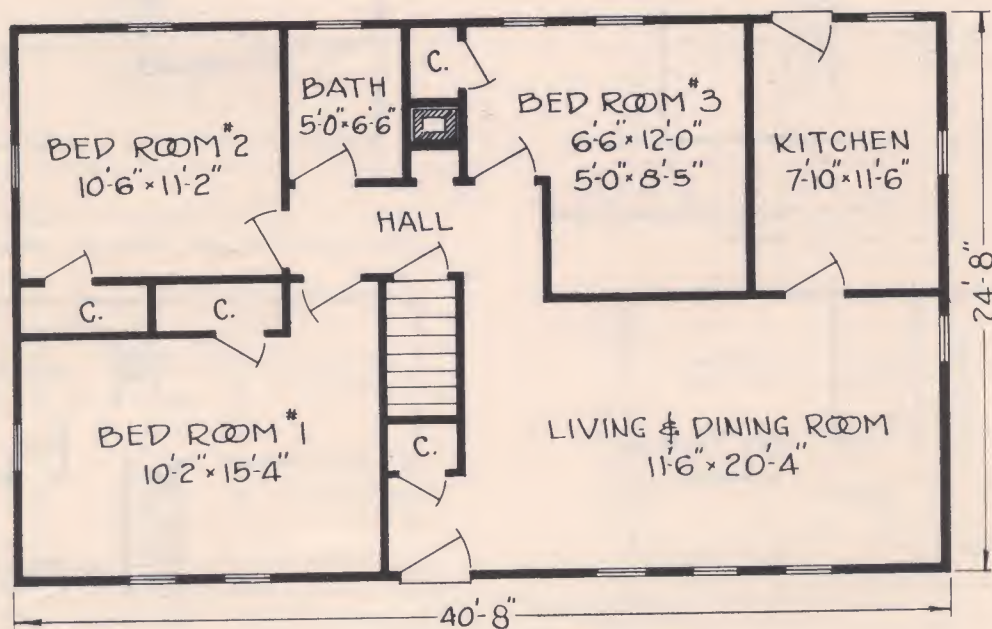
families. If you have other desires, the dimensions can readily be enlarged  
s can just as easily be placed in other positions to fit your requirements.



**PLAN No. 6**  
3 Bedroom Home . . .



**PLAN No. 7**  
3 Bedroom Home . . .



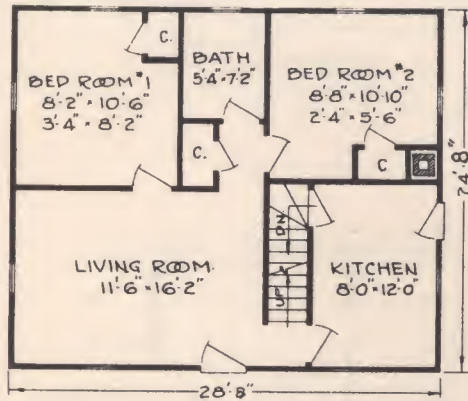
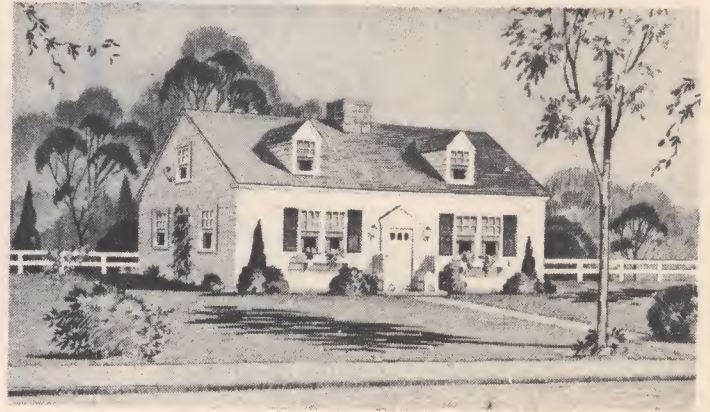
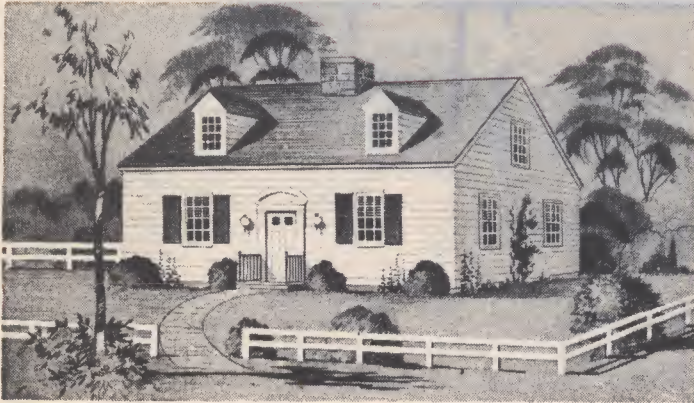
**PLAN No. 8**  
3 Bedroom Home . . .



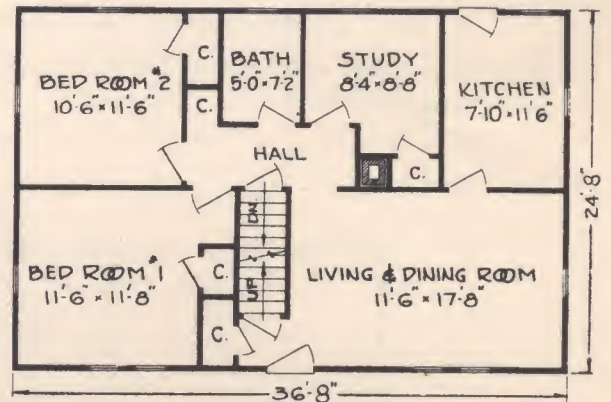


# THE DREAM HOME

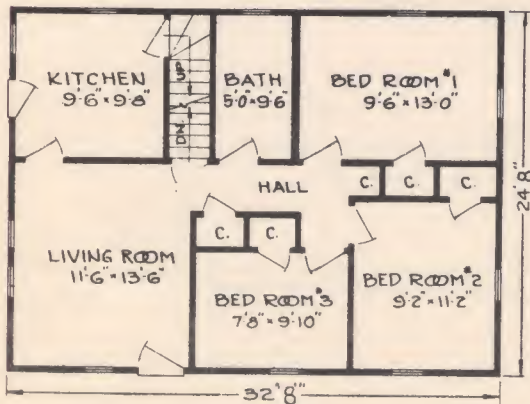
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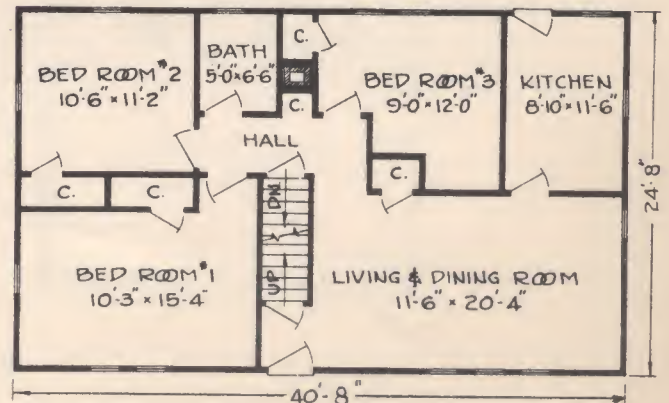
THE CAPE COD — 2 large bedrooms, bath, living room, kitchen. 24' x 28'. Space for 2 rooms and bath upstairs.



THE BAY HOME — 3 bedrooms (or study), bath, very large living room, kitchen. 24' x 36'. Space for 2 rooms and bath upstairs.



THE BEACH VIEW — 2 exceptionally large bedrooms, bath, living room, kitchen. 24' x 32'. Space for 2 rooms and bath upstairs.



THE DREAM HOME — 3 big bedrooms, bath, combination living room and dining room, kitchen. 24' x 40'. Space for 2 rooms and bath upstairs.



## OUTLINE OF AVAILABLE FINANCING PLANS

### WE SUGGEST THE FOLLOWING METHODS OF FINANCING YOUR HOME:

1. Under Title #1, Class 3 loans (for small homes), Washington has approved insuring through F. H. A. a maximum mortgage of \$4500.00 payable in 20 years. The purchaser to have a 5% equity in cash or land. Many banks and lending institutions are willing to make a similar loan over a 10 year period, if the purchaser has a 15% to 20% equity.
2. Banks and Building & Loan Associations are usually prepared to lend 60% of the appraised value of the land and house combined.
3. In the matter of G. I. loans the purchase price of the land and the home to be erected is set by G. I. appraisal and the down payment required would be set by the lending institution after approval by this agency.
4. Our salesman stands ready to help with advice on the above methods to be used in the financing of our homes.

### HOW TO ORDER YOUR DREAM HOME

**Send 10% of Purchase Price With Order — The Balance To Be Paid on Delivery**

HOG ISLAND LUMBER COMPANY,  
2900 SOUTH 84TH STREET,  
PHILADELPHIA 42, PENNSYLVANIA

Name.....

Street.....

City..... State.....

Size.....

Choice of Shingles — Color #1..... Color #2.....

Enclosed Find Check \$..... Money Order \$.....

Shipping Instructions:

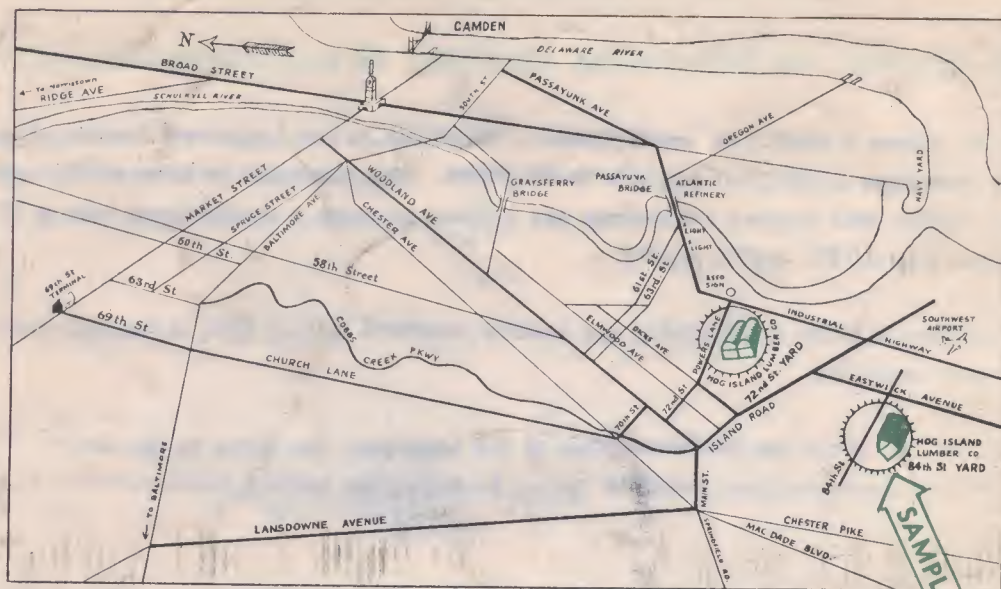
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HOW TO GET TO SAMPLE HOUSE . . . .

72nd and  
Eastwick Ave.  
YARD

SA 9-6767



SAMPLE  
HOME



2900  
South 84th  
Street  
SA 9-5400

## NOT MAGIC....

The superior results you get when you call the Hog Island Lumber Company may have you wondering . . . but actually there's nothing magical about our performance. We're able to give you such speedy and complete service, simply because everyone connected with our organization never loses sight of the fact that pleasing you is our biggest job.

## .... BUT "Shirtsleeve Service"

Where even magic words fail, we've found that a combination of modern equipment, well developed contacts and hard work gets the job done — gets you what you need when you need it. You'll find that combination always on tap here at Hog Island.

We'd appreciate the opportunity of demonstrating to you just how valuable our service can be. Decide now to order your prefabricated home from the Hog Island Lumber Company. We guarantee you'll be pleased with the results.

"Established 1917"



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